

Fill in this information to identify the case:

Debtor 1 Timothy Richard Scharnitzke

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of MI
(State)

Case number 17-52484-mbm

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank Trust National Association, as Trustee of the Bungalow Series III Trust

Court claim no. (if known): 12

Last 4 digits of any number you use to identify the debtor's account: 1143

Date of payment change:
Must be at least 21 days after date of this notice 12 / 01 / 2020

New total payment: \$ 850.56
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 413.97

New escrow payment: \$ 306.09

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Timothy Richard Scharnitzke

First Name

Middle Name

Last Name

Case number (if known) 17-52484-mbm

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Michelle Ghidotti

Signature

Date 11/09/2020

Print:

Michelle Ghidotti

First Name

Middle Name

Last Name

Title AUTHORIZED AGENT

Company

Ghidotti Berger LLP.

Address

1920 Old Tustin Ave.

Number

Street

Santa Ana, CA 92705

City

State

ZIP Code

Contact phone

(949) 427 - 2010

Email

bknotifications@ghidottiberger.com

SN Servicing Corporation
323 FIFTH STREET
EUREKA, CA 95501
For Inquiries: (800) 603-0836
Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Final

Analysis Date: November 05, 2020

TIMOTHY R SCHARNITZKE
26144 PENNIE ST
DEARBORN HEIGHTS MI 48125

Loan:
Property Address:
26144 PENNIE STREET
DEARBORN HEIGHTS, MI 48125

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from May 2020 to Nov 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Dec 01, 2020:
Principal & Interest Pmt:		482.97	544.47 **
Escrow Payment:		413.97	306.09
Other Funds Payment:		0.00	0.00
Assistance Payment (-):		0.00	0.00
Reserve Acct Payment:		0.00	0.00
Total Payment:		\$896.94	\$850.56

Escrow Balance Calculation	
Due Date:	Apr 01, 2020
Escrow Balance:	(3,271.04)
Anticipated Pmts to Escrow:	3,311.76
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	\$40.72

** The terms of your loan may result in changes to the monthly principal and interest payments during the year.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,305.90	(2,441.86)
May 2020	326.47			*		1,632.37	(2,441.86)
Jun 2020	326.47	478.08		*		1,958.84	(1,963.78)
Jul 2020	326.47			*		2,285.31	(1,963.78)
Jul 2020				211.81	* Homeowners Policy	2,285.31	(2,175.59)
Jul 2020				2,210.69	* City/Town Tax	2,285.31	(4,386.28)
Aug 2020	326.47		881.30		* City/Town Tax	1,730.48	(4,386.28)
Sep 2020	326.47			*		2,056.95	(4,386.28)
Oct 2020	326.47			*		2,383.42	(4,386.28)
Oct 2020		1,115.24		*	* Tax Refund Report	2,383.42	(3,271.04)
Nov 2020	326.47			*		2,709.89	(3,271.04)
					Anticipated Transactions	2,709.89	(3,271.04)
Nov 2020		3,311.76					40.72
	\$2,285.29	\$4,905.08	\$881.30	\$2,422.50			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 881.30. Under Federal law, your lowest monthly balance should not have exceeded 652.94 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: November 05, 2020

TIMOTHY R SCHARNITZKE

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	40.72	1,570.40
Dec 2020	242.35	1.67	City/Town Tax	281.40	1,811.08
Jan 2021	242.35			523.75	2,053.43
Feb 2021	242.35	1,811.08	Homeowners Policy	(1,044.98)	484.70
Mar 2021	242.35			(802.63)	727.05
Apr 2021	242.35			(560.28)	969.40
May 2021	242.35			(317.93)	1,211.75
Jun 2021	242.35			(75.58)	1,454.10
Jul 2021	242.35			166.77	1,696.45
Aug 2021	242.35	1,095.45	City/Town Tax	(686.33)	843.35
Sep 2021	242.35			(443.98)	1,085.70
Oct 2021	242.35			(201.63)	1,328.05
Nov 2021	242.35			40.72	1,570.40
	<u>\$2,908.20</u>	<u>\$2,908.20</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 484.70. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 484.70 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 40.72. Your starting balance (escrow balance required) according to this analysis should be \$1,570.40. This means you have a shortage of 1,529.68. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be 2,908.20. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	242.35
Surplus Amount:	0.00
Shortage Amount:	63.74
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$306.09</u>

Paying the shortage: If your shortage is paid in full, your new monthly payment will be \$786.82 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN**

In Re:
Timothy Richard Scharnitzke,

Debtors.

Case No.: 17-52484-mbm

Chapter (13)

CERTIFICATE OF SERVICE

On 11/09/2020, I served the foregoing Notice of mortgage payment change on the following individuals by electronic means through the Court's ECF Program.

COUNSEL FOR DEBTOR
Christopher M. Carey
ecf@careylawgroup.net

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Dated: 11/09/2020

/s/ Maben May
Maben May

On 11/09/2020, I served the foregoing Notice of mortgage payment change on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California, enclosed in a sealed envelope, with postage paid, addressed as follows:

DEBTORS
Timothy Richard Scharnitzke, 26144 Pennie, Dearborn Heights, MI 48125

Trustee
David Wm Ruskin, 26555 Evergreen Rd Ste 1100, Southfield, MI 48076-4251

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Dated: 11/09/2020

/s/ Maben May
Maben May